

## ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 20070809-056, REZONING AND  
2 CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN  
3 COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON TRACTS 220  
4 AND 220A LOCATED IN THE UNIVERSITY HILLS NEIGHBORHOOD PLAN  
5 AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THE TRACTS.

6  
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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9 **PART 1.** Ordinance No. 20070809-056 is amended to include the property identified in  
10 this Part in the University Hills neighborhood plan combining district. The zoning map  
11 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan  
12 (NP) combining district to the base zoning district and to change the base zoning districts  
13 on a tract of land described in File C14-2007-0006.01, as follows:

14  
15 Tract 220 and 220A 5301 Loyola Ln. and,  
16 976' x 367' portion of 5301 Loyola Ln.,

17  
18 (the "Property" as shown on Exhibit "A", *the Tract Map*),

19  
20 generally known as the University Hills neighborhood plan combining district, locally  
21 known as the area bounded by U.S. Highways 290 and 183 on the north, U.S. Highway  
22 183 on the east, Manor Road on the south, and Northeast Drive on the west, in the City of  
23 Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the*  
24 *Zoning Map*).

25  
26 Except as otherwise provided in this ordinance, the existing base zoning districts and  
27 conditions of the neighborhood plan remain in effect.

28  
29 **PART 2.** The base zoning districts for Tracts 220 and 220A are changed from family  
30 residence (SF-3) district and limited industrial service (LI) district to family residence-  
31 neighborhood plan (SF-3-NP) combining district and community commercial-mixed use-  
32 neighborhood plan (GR-MU-NP) combining district, as more particularly described and  
33 identified in the chart below:  
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35  
36  
37

Tract	Address	From	To
220	5301 Loyola Ln	SF-3, LI	SF-3-NP
220A	976' x 367' portion of 5301 Loyola Ln	SF-3, LI	GR-MU-NP

**PART 3.** Except as specifically provided in Parts 4 and 5 of this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use (MU) combining district, and other applicable requirements of the City Code.

**PART 4.** Tract 220 may be developed as a residential infill special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

**PART 5.** The Property is subject to Ordinance No. 20070809-056 that established the University Hills neighborhood plan combining district.

**PART 6.** This ordinance takes effect on \_\_\_\_\_, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, 2007      §  
    §  
    §

Will Wynn  
 Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
                          David Allan Smith                           Shirley A. Gentry  
                          City Attorney                           City Clerk